039.0	0001	0002.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	993,600 /	993,600
					USE VALUE:	993,600 /	993,600
					ASSESSED:	993,600 /	993,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		YALE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RAWIZZA MARK A/ SAYAKA
Owner 2:	
Owner 3:	
Street 1:	3 YALE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CLORAN DEVENIE -
Owner 2:	-
Street 1:	3 YALE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2007, having primarily Vinyl Exterior and 2200 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6004.000	609,500		384,100	993,600
Total Card	0.138	609,500		384,100	993,600
Total Parcel	0.138	609,500		384,100	993,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 451.64 | /Parcel: 451.64

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	25519
GIS Ref	
GIS Ref	
Insp Date	10/31/18

!3172!

PREVIOUS ASSESSMENT

Parcel ID: 039.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	609,500	0	6,004.	384,100	993,600		Year end	12/23/2021
2021	101	FV	591,400	0	6,004.	384,100	975,500		Year End Roll	12/10/2020
2020	101	FV	591,400	0	6,004.	384,100	975,500	975,500	Year End Roll	12/18/2019
2019	101	FV	416,500	0	6,004.	348,100	764,600	764,600	Year End Roll	1/3/2019
2018	101	FV	416,500	0	6,004.	330,100	746,600	746,600	Year End Roll	12/20/2017
2017	101	FV	416,500	0	6,004.	288,100	704,600	704,600	Year End Roll	1/3/2017
2016	101	FV	416,500	0	6,004.	246,000	662,500	662,500	Year End	1/4/2016
2015	101	FV	407,900	0	6,004.	228,000	635,900	635,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:41:41

LAST REV

Date	Time
09/09/19	14:10:35
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3172

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CLORAN DEVENIE	51022-16		4/11/2008		597,545	No	No		
CLORAN DEVENIE	51022-14		4/11/2008	Family	1	No	No		
CLORAN JAMES A	29751-427		2/3/1999	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2016	976	Addition	53,800		7/14/2016			Add roof over fron
4/14/2008	352	Add Att	16,000	C		G9	GR FY09	finish existg atti
10/31/2007	1003	New Buil	210,000	C		G9	GR FY09	2.5 STORY COL
9/12/2007	801	Demoliti	7,000					OF SF HOME
5/22/2000	408	Wood Dec	6,000	C				18X20 WOOD DECK

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	HS	Hanne S
4/27/2009	Measured	163	PATRIOT
2/20/2000	Mailer Sent		
2/17/2000	Measured	197	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	25519
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6004		Sq. Ft.	Site		0	64.	1.00	3									384,075						384,100	

Total AC/HA:	0.13783	Total SF/SM:	6004	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	384,075	Spl Credit		Total:	384,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2007	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.1	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.1	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.12727273
Const Adj.:	0.99989998
Adj $ / SQ:	146.531
Other Features:	114772
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	616251
Depreciation:	6779
Depreciated Total:	609473

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

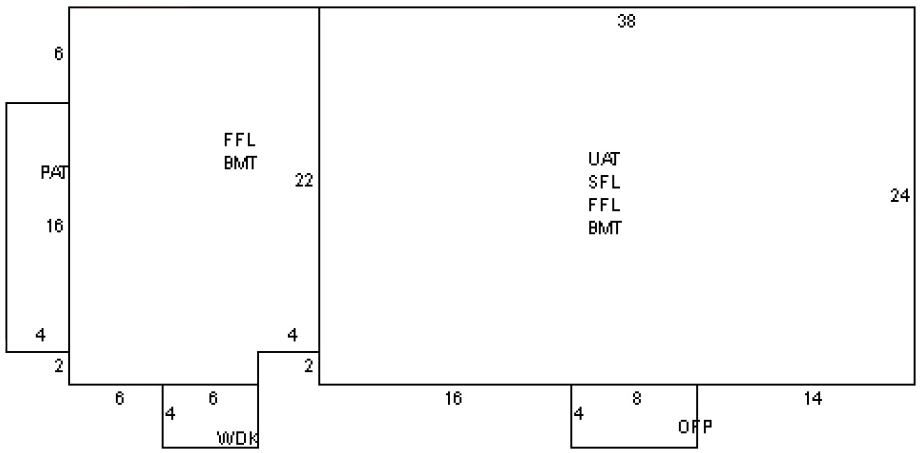
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	177.30
Special Features:	0	Val/Su Net:	158.89
Final Total:	609500	Val/Su SzAd	277.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,288	43.960	56,620
FFL	First Floor	1,288	146.530	188,732
SFL	Second Floor	912	146.530	133,636
UAT	Upper Attic	228	58.610	13,364
PAT	Patio	64	6.000	384
OFP	Open Porch	32	44.000	1,408
WDK	Deck	24	16.000	384
	Net Sketched Area:	3,836	Total:	394,528
Size Ad	2200	Gross Area	4520	FinArea 2200

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2018	0.00	T	1	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

039.0-0001-0002.0

IMAGE

AssessPro Patriot Properties, Inc